

LEASEHOLD



House - Detached

11 ELLINGTON WAY, ST. HELENS, WA9 5GS

Asking Price

£275,000

FEATURES

- A well appointed three bedroom detached property
- Situated on the ever popular 'Waterside Village'
- Close to shops, schools and transport links
- Entrance hall, downstairs cloaks
- Lounge, dining room with french doors to the garden
- Fitted kitchen with built in appliances
- En suite to the main bedroom and further family bathroom
- Gardens to the front and rear
- Driveway and single detached garage
- An early viewing is advised



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ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Detached located in St. Helens

Entrance Hall

Laminate wood effect flooring. Central heating radiator with decorative cover. Understairs storage cupboard

Lounge

17'4 x 10'1

UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Media wall with electric glass pebble effect fire and space for a TV. Display shelving in the alcoves. Central heating radiator.

Dining Room

9'5 x 8'9

UPVC double glazed patio doors leading to the rear garden. Laminate wood effect flooring. Central heating radiator. Feature panelled wall

Cloaks

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a two piece suite comprising of a wash hand basin with tiled splashbacks and a low level wc. Central heating radiator.

Kitchen

10'3 x 9'4

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a range of wall, base and display units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a five ring gas hob, electric oven and black extractor hood. Plumbed for an automatic washing machine and space for a tumble dryer. Tiled splashbacks.

Landing

Doors to all rooms. Built in airing cupboard. Loft access point.

Bedroom One

11'7 x 10'3

UPVC double glazed window to the front aspect. Central heating radiator.

En Suite

UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure with waterfall shower, a vanity unit housing a wash hand basin and a low level wc. Heated towel rail. Xpelair fan. UPVC panelled ceiling with inset spotlights.

Bedroom Two

10'5 x 10'3

UPVC double glazed window to the rear aspect. Central heating radiator. Part panelled walls.

Bedroom Three

9'7 x 8'4

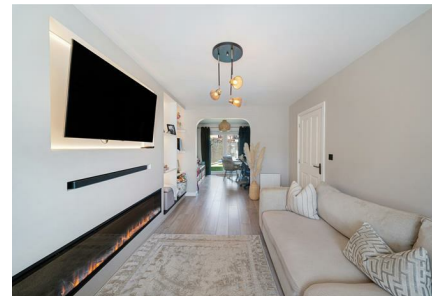
UPVC double glazed window to the rear aspect. Central heating radiator. Part panelled walls.

Bathroom

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and a low level wc.

External

At the rear of the property is a garden laid to lawn with decked seating area. The side is paved with access to the garage. Security lighting. The front has an open plan lawned area with shrub displays. Driveway for off road parking leading to a single detached garage. Electric car charger



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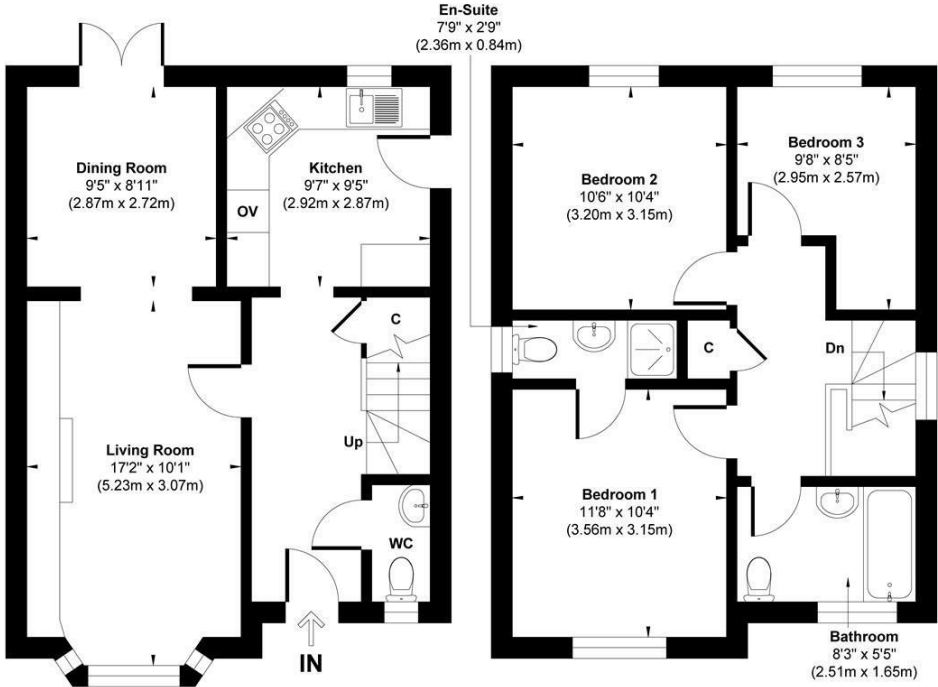
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Council Tax Band

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Ground Floor
 Approximate Floor Area
 485 sq.ft
 (45.06 sq.m)

First Floor
 Approximate Floor Area
 478 sq.ft
 (44.41 sq.m)

Approx. Gross Internal Floor Area 963 sq. ft / 89.47 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

